

Appeal No. 11044 President & Directors of Georgetown College, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

Upon motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 16, 1972.

EFFECTIVE DATE OF ORDER - May 22, 1972

ORDERED:

That the appeal to construct the Georgetown University Hospital Concentrated Care Center as an addition to the Georgetown University Medical Complex and for roof structures in accordance with Section 3.308, at 3800 Reservoir Road, N.W., Lot 1, Square 1321, be GRANTED.

FINDINGS OF FACT:

1. The property is located in the R-3 District.
2. The proposed addition consists of Ground Floor plus Floors One through Six above and Basement, plus two other levels below the Ground Floor. The elevation above D.C. datum point is 256 feet, 8 inches (maximum height permitted for Hospital shall not extend above elevation 273 feet D.C. datum point.)
3. Applicants have shown at the hearing that they comply with the provisions of Section 3101.46 of the Zoning Regulations which provides for the establishment or enlargement of college or university, including university hospital.
4. Applicants have filed with the Planning Commission and this Board plans for developing the campus as a whole showing the location, height and bulk where appropriate, parking and loading facilities, athletic and other recreational facilities and a description of all activities conducted or to be conducted therein and the capacity of all present and proposed campus development.
5. Applicants do not seek relief in this appeal for interim use of land.
6. The National Capital Planning Commission has recommended approval of the application.
7. The officials of the applicant and their consultant presented facts to establish that the Unit Pod Design is the response to medical care requirements to permit direct visual observation of all patients from the nurse's station.
8. Traffic consultant for applicant testified that the University had provided substantial off-street parking and that access to the Concentrated Care Center would not create traffic conditions which would adversely affect the surrounding neighborhood and that there would be adequate parking for the personnel in the new Concentrated Care Center.

9. Representative of applicant testified that the Concentrated Care Center will be funded through federal grants and is designed to increase the level of medical care as well as to provide emergency care for major catastrophies which occur in the area from time to time.

10. The Georgetown Citizens Association appeared in opposition to this application on the grounds that the campus plan for Georgetown University has not been approved. The representative from the Burlieth Citizens Association appeared and voiced no opposition to the proposed addition. They requested that the University seek means of encouraging visitors and others to the Hospital to use the existing parking facilities.

OPINION:

Upon the evidence and testimony in this case, the Board is of the opinion that the proposed use is not likely to become objectionable to neighboring property by reason of noise, traffic, number of students or any other conditions, and that the provisions of Section 3101.46 of the Zoning Regulations have been met.

The case is granted in order that the Concentrated Care Center can go forward with construction. However, other applications under Section 3101.46 will not be approved by the Board until a campus plan is approved.

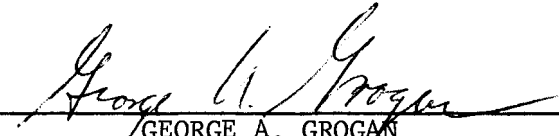
The subject exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring properties in accordance with said Zoning Regulations and Maps. Further, the granting of this appeal is not an approval of the appellant proposed campus plan.

In voting to grant this application, the Board wishes to state, again, their view that the proper planning of Georgetown University Campus and proper handling of highways and traffic across and adjacent to the Campus requires a thorough, unobstructed, north-south roadway through the Campus and we shall so vote in the Georgetown University Campus case.

The Board is cognizant that its Rules of Procedure at the time of the hearing on this matter did not specifically provide for cross-examination, but that there was no specific request for an opportunity to cross-examine made or denied. If any person participating in this proceeding believes that he has been prejudiced by the lack of an opportunity to cross-examine, the Board is disposed to entertain a motion to reopen this case to permit cross-examination. Such a motion should be made within fifteen (15) days from the date of this final decision. The motion should identify the witnesses to be cross-examined, as well as that portion of his testimony to be subjected to cross-examination. Specifically, reference to the transcript of proceedings will be helpful. Copies of the transcript are available for inspection by the public in the Offices of the Zoning Commission, District Building, Room 11A, 14th & E Streets, N.W., between 8:15 A.M. and 4:45 P.M. The motion should be forwarded to the Board in care of this address.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: 

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED
WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER
THE EFFECTIVE DATE OF THIS ORDER.